

Subject: RE: SPBID Office Space

From: Robert Buente </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=C7B1814176124B59B21D8FDA30E507D8-BBUENTE>

Date: 05/22/2018 01:40 PM

To: Ellen Riotto <ellen@southpark.la>

I ilke the idea of "nooks" a lot.

Robert Buente

President/CEO

1010 Development Corporation

1001 South Hope Street

Los Angeles, CA 90015

213-749-0214 x202

bbuente@1010dev.org

From: Ellen Riotto <ellen@southpark.la>

Sent: Tuesday, May 22, 2018 1:27 PM

To: Robert Buente <bbuente@1010dev.org>

Subject: Re: SPBID Office Space

Open floor plan is what we need. Bc we're such a small team, the space should encourage collaboration. We'll have nooks for privacy if needed.

From: Robert Buente <bbuente@1010dev.org <<mailto:bbuente@1010dev.org>> >

Date: Tuesday, May 22, 2018 at 1:24 PM

To: Ellen Riotto <ellen@southpark.la <<mailto:ellen@southpark.la>> >

Subject: RE: SPBID Office Space

One other thing to consider with respect to the rough industrial is it will be much harder for staff, not you, to "cocoon" in their offices

Robert Buente

RE: SPBID Office Space

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From: Robert Buente

Sent: Tuesday, May 22, 2018 1:23 PM

To: Ellen Riotto <ellen@southpark.la <<mailto:ellen@southpark.la>> >

Subject: RE: SPBID Office Space

I think the rough industrial vibe will be closer to \$250,000 than the \$77/SF buildout from Robin's contact.

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From: Ellen Riotto <ellen@southpark.la <<mailto:ellen@southpark.la>> >

Sent: Tuesday, May 22, 2018 1:21 PM

To: Robert Buente <bbuente@1010dev.org <<mailto:bbuente@1010dev.org>> >

Subject: Re: SPBID Office Space

The guess that Jade's architect threw out was \$250k. I'm wondering how much can be cut out if we decide to go with the rough, industrial vibe.

RE: SPBID Office Space

From: Robert Buente <bbuente@1010dev.org <mailto:bbuente@1010dev.org> >
Date: Tuesday, May 22, 2018 at 1:16 PM
To: Ellen Riotto <ellen@southpark.la <mailto:ellen@southpark.la> >
Subject: RE: SPBID Office Space

What was the cost you were hoping the TI's would come in at?

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From: Ellen Riotto <ellen@southpark.la <mailto:ellen@southpark.la> >
Sent: Tuesday, May 22, 2018 12:53 PM
To: Robert Buente <bbuente@1010dev.org <mailto:bbuente@1010dev.org> >
Subject: Re: SPBID Office Space

Correct.

From: Robert Buente <bbuente@1010dev.org <mailto:bbuente@1010dev.org> >
Date: Tuesday, May 22, 2018 at 12:48 PM
To: Ellen Riotto <ellen@southpark.la <mailto:ellen@southpark.la> >
Subject: RE: SPBID Office Space

So they "Passed" on this opportunity?

Robert Buente
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RE: SPBID Office Space

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From: Ellen Riotto <ellen@southpark.la <<mailto:ellen@southpark.la>> >
Sent: Tuesday, May 22, 2018 12:28 PM
To: Robert Buente <bbuente@1010dev.org <<mailto:bbuente@1010dev.org>> >
Subject: FW: SPBID Office Space

FYI, this is the company Carrie connected us to.

From: "Dewitt, Eric" <edewitt@warnerc.com <<mailto:edewitt@warnerc.com>> >
Date: Tuesday, May 22, 2018 at 10:31 AM
To: Ellen Riotto <ellen@southpark.la <<mailto:ellen@southpark.la>> >
Subject: FW: SPBID Office Space

Hi Ellen, Thanks so much for taking my call and your understanding of our current workloads and timing. My contact info is below if we can possibly help you in the future.

Thanks again

Eric DeWitt

President

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6333 San Fernando Road, Glendale, CA 91201

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"We build great projects with great people."

RE: SPBID Office Space

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